

MIAMI BEACH

PLANNING DEPARTMENT

Electronic Paint Permit

All exterior painting requires a Building Permit and color approval from the Planning Department per Section 142-1193 of the City of Miami Beach Code.

SELECTING A COLOR FROM THE PRE-APPROVED LIST

The pre-approved colors have been carefully selected and determined to be suitable for any structure, including Commercial, Multi-family and Single-family properties within the City. The color selections identified on the pre-approved paint color list are from the Sherwin Williams palette. However, any brand may be used, provided the color is matched to the City's pre-approved paint color list.

Main Exterior:

Select one main exterior paint color from the list. Paint finish should be flat, satin or egg shell.

Trim

Select one trim color. Pre-approved trim colors are limited to any shade of white, off-white or light gray. The trim color can be applied to features such as eyebrows, roof eaves, window boxes and other decorative features.

If a property owner wishes to exceed the intensity (percentage of color saturation) of any color listed on the pre-approved list, the color must be reviewed and approved by Planning Department staff. This process is outlined below, and is treated as a counter review with a \$20 fee for properties located within a local historic district and \$25 for all other properties.

SELECTING A COLOR SCHEME NOT LISTED ON THE PRE-APPROVED LIST

A wide array of main and trim colors may be approved by the Planning Department based on the style of architecture. Review and approval by the Planning Department is required and will be based on the criteria listed in subsection 142-1193(c) of the City Code for color schemes not listed in the Pre-Approved List. In rare cases, if the chosen color cannot be approved by staff, it must be approved by the Design Review Board or the Historic Preservation Board, as applicable.

ADDITIONAL CONSIDERATIONS

Colors selected should be appropriate to the architectural style, ornamentation, massing and scale of the structure.

The selection of a trim color is encouraged. Trim colors highlight architectural forms and details and enhance the appearance of the building; however, creating forms and details that are not present detracts from the building's original design.

The painting of stone, brick or tile surfaces is discouraged as paint can irreparably damage the surfaces and eliminates the contrast and the geometrical play they were intended to create.

Colors commonly described with terms such as neon, fluorescent, day-glo, iridescent and similar terms are not permitted and cannot be applied to the exterior surface of any structure unless such color has been approved by the Design Review Board or Historic Preservation Board, as applicable.

Planning Department staff is always available to assist owners in selecting an appropriate color scheme suitable to their building. For further information or to schedule a color consultation, please contact the Planning Department at 305.673.7550.